

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: May 4, 2006

ITEM NO. _____

CASE NUMBER/
PROJECT NAME

11-DR-2006
Mountainside Plaza - M & I Bank

LOCATION

11612 E. Shea Blvd.

REQUEST

Request approval of a site plan and elevations for a new bank site.

OWNER

Glenwood Development
Company
480-775-4650

ENGINEER

BCA Companies
480-948-9710

ARCHITECT/
DESIGNER

Bollinger & Cardenas
Architects Inc
480-368-2470

APPLICANT/
COORDINATOR

Misael Gana
Bollinger & Cardenas
Architects Inc
480-368-2470

BACKGROUND

Zoning.

- North Commercial shopping center zoned S-R (Service Residential)
- South Commercial office zoned S-R PCD (Service Residential, Planned Community Development District)
- East Commercial shopping center zoned S-R (Service Residential)
- West Commercial storage facility zoned C-3 PCD (Highway Commercial District, Planned Community Development District) and C-3 (C) PCD (Highway Commercial District (Conditioned), Planned Community Development District)

Context.

Over the past 15 years, much of the commercial and residential in the surrounding neighborhood has been developed. The singular identity of this area is a character of development that incorporates a pueblo style of architecture.

The Pad D site is part of a larger commercial center that was approved in 2002 by the Development Review Board. The intent of that approval was for the pad sites to maintain a consistent architectural and landscape design with the larger commercial center. This proposal incorporates the same form, shapes, and materials of the overall center.

APPLICANT'S
PROPOSAL

Applicant's Request.

The applicant desires to build a bank with drive-through services within the Mountainside Plaza commercial center. The commercial center is new and about half of the center has not yet been built. The proposed construction is similar to the architectural design of the larger commercial center.

The proposed paint colors are all Dunn Edwards and include:

- Field color: “Dry Dune” DE 6114 which is a very light cream with pink under tones; and
- Two accent colors:
 - “Rustic Taupe” DE 6129 which is a medium tan color, and
 - “Whole Wheat” DE 6124 which is a darker tan/brown color.

The other materials proposed include:

- Cultured stone “Old Country Fieldstone Piedmont”;
- Dark bronze anodized frame with clear glass on doors and windows; and
- Wood veneer accents painted with the “Dry Dune” color.

Development Information:

- | | |
|-----------------------------|----------------------------|
| • Existing Use: | Unimproved pad site |
| • Proposed Use: | Bank |
| • Parcel Size: | 1.22 net acres |
| • Building Size: | 3,585 net square feet |
| • Buildings/Description: | One single-story building |
| • Building Height Allowed: | 18-feet |
| • Building Height Proposed: | 18-feet |
| • Parking Required: | 15 parking spaces required |
| • Parking Provided: | 15 parking spaces provided |

DISCUSSION

The pueblo architectural style is a continuation of the existing shopping center design. The windows are set deep into the walls for consistency with the adjacent pueblo style development, and to enhance the architectural style and provide shading for the glazing. The round element at the southwest corner of the building introduces a new feature to the pueblo styled commercial center, but it is not a significant distraction from the theme.

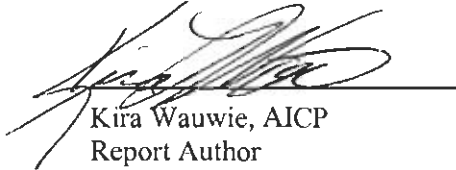
The Shoestring Acacia proposed in the parking lots is stipulated for replacement with a denser canopy tree that has stronger growth characteristic such as a Mesquite or Paolo Brea. The Shoestring Acacia is a good accent but is less effective as a canopy tree unless given substantial maintenance attention. The replacement of the Acacia is consistent with the previous stipulations for the overall commercial center. The other landscape design elements are consistent with the previous approval.


STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S) Kira Wauwie, AICP
Project Coordination Manager
Phone: 480-312-7061
E-mail: kwauwie@ScottsdaleAZ.gov

APPROVED BY


Kira Wauwie, AICP
Report Author


Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Subject Pad Site Plan
5. Overall Commercial Center Site Plan
6. Landscape Plan
7. Elevations
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

Project Narrative

Bollinger + Cardenas Architects, Inc.
Architecture Planning Interiors Project Management
7350 East Evans Road, Suite C101
Scottsdale, AZ 85260
Fax No. (480) 951-7121

Date:	Jan. 9 th 2006
Project No:	M&I Bank, 11612 E. Shea
Project:	105305 592-PA-05

The M&I Bank will consist of a southwest style in an "earth tone" by Dunn Edwards paints. This two-color scheme will match the existing development; the building will be constructed with concrete masonry block w/ Exterior Insulated Foam System (stucco finish w/ integrated color). Materials have been introduced to meet the 360 degree existing theme of the architecture within the development.

Stone faux veneers will be used on sloped piers located at main entry and rotunda up to 13'-4" high, stone will be up to 12'-0" high at end of drive-thru canopy and the pier will be sloped towards each corner of the building.

Wood accents above windows will incorporate architectural elements of the surrounding development.

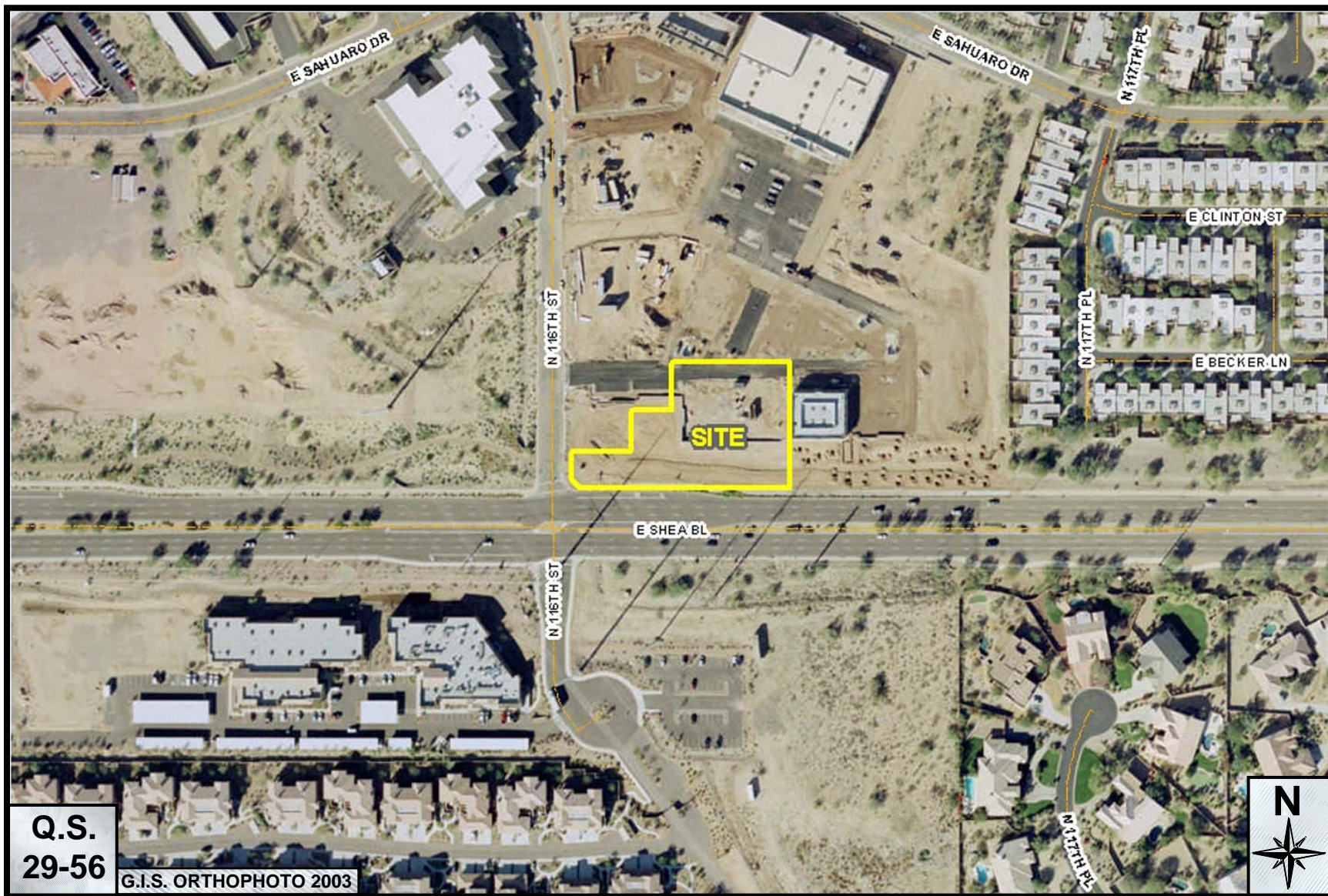
Dark bronze aluminum system will be used at all exterior windows with clear glazing.

Main building top elevation will be at 18'-0", main entry will also be at 18'-0" and the rotunda will be at 22'-0" located at the SWC of the building to screen mechanical units.

Sincerely,
Misael Gana – Bollinger + Cardenas Architects.

Attachment 1

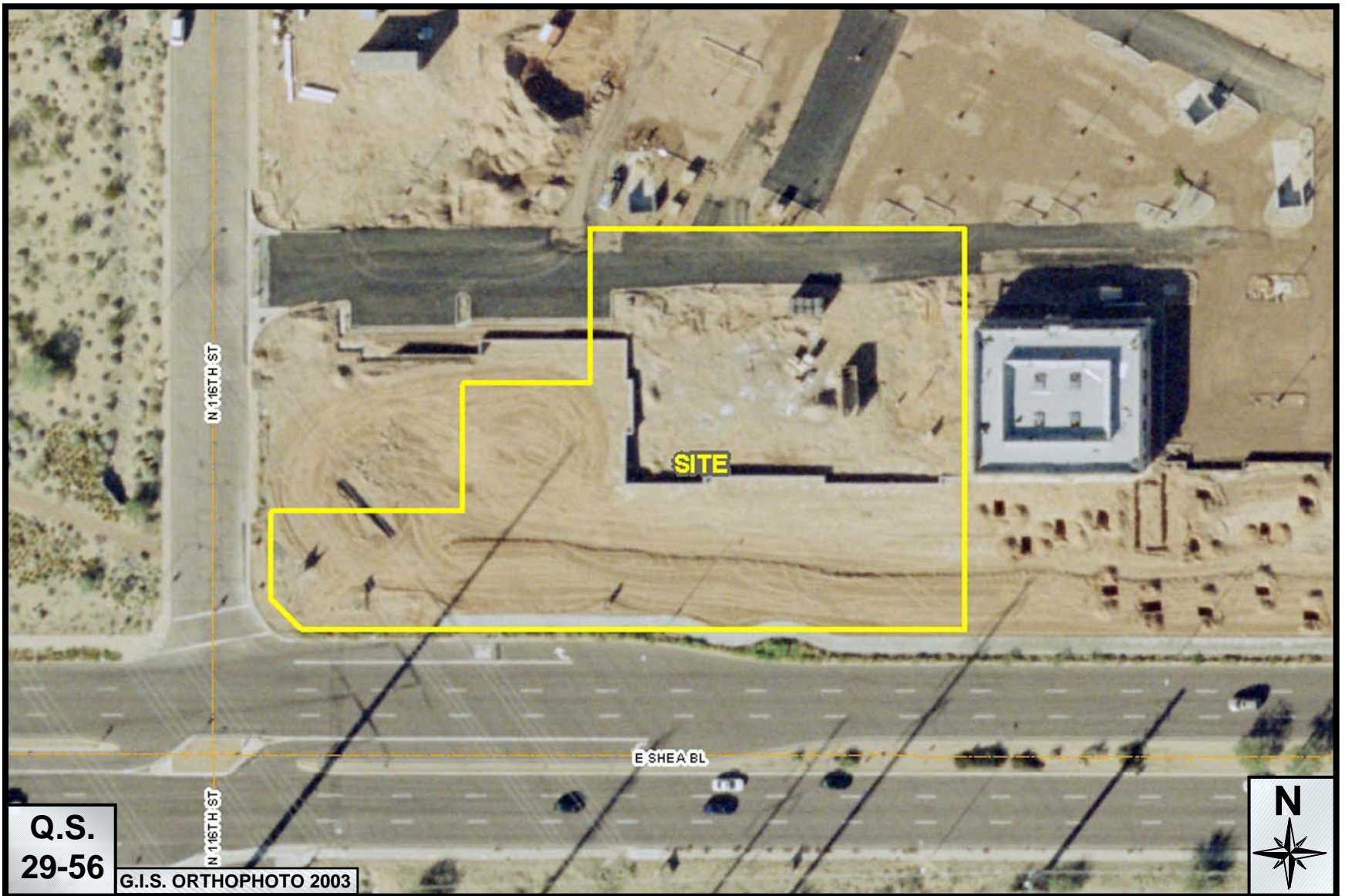
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1/20/2006



M & I Bank - Mountainside Plaza

11-R-2006

ATTACHMENT #2



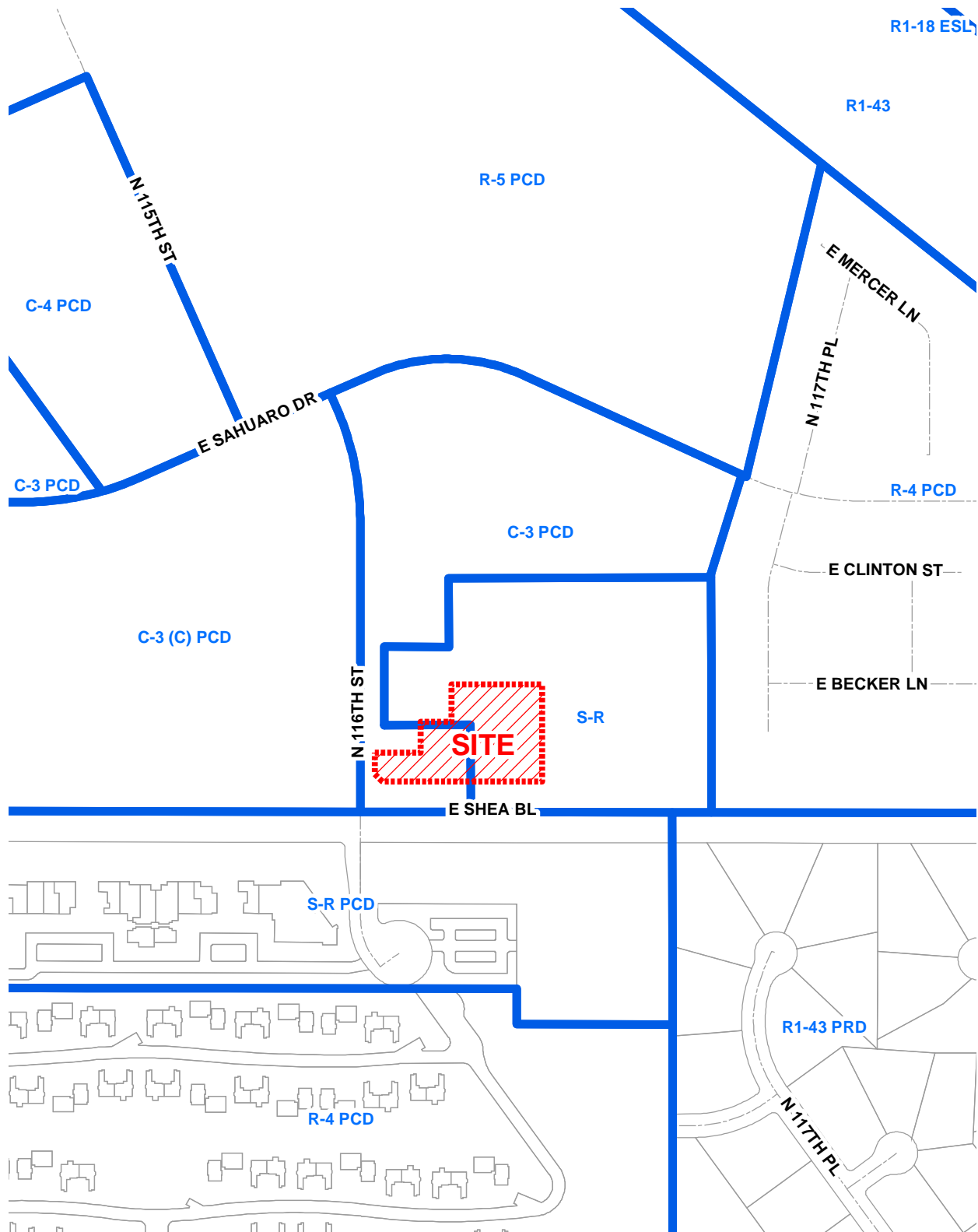
Q.S.
29-56

G.I.S. ORTHOPHOTO 2003

M & I Bank - Mountainside Plaza

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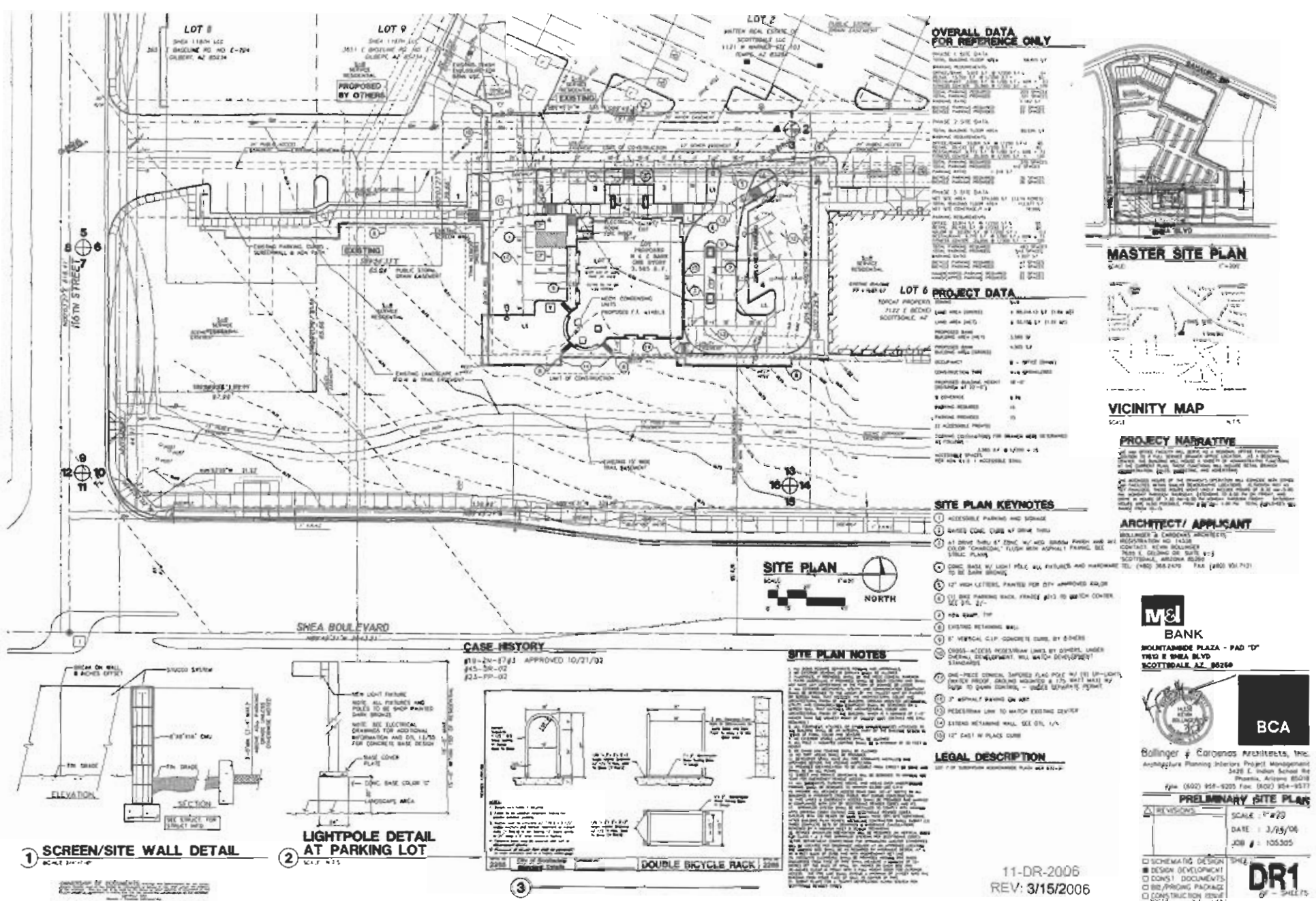
ATTACHMENT #2A

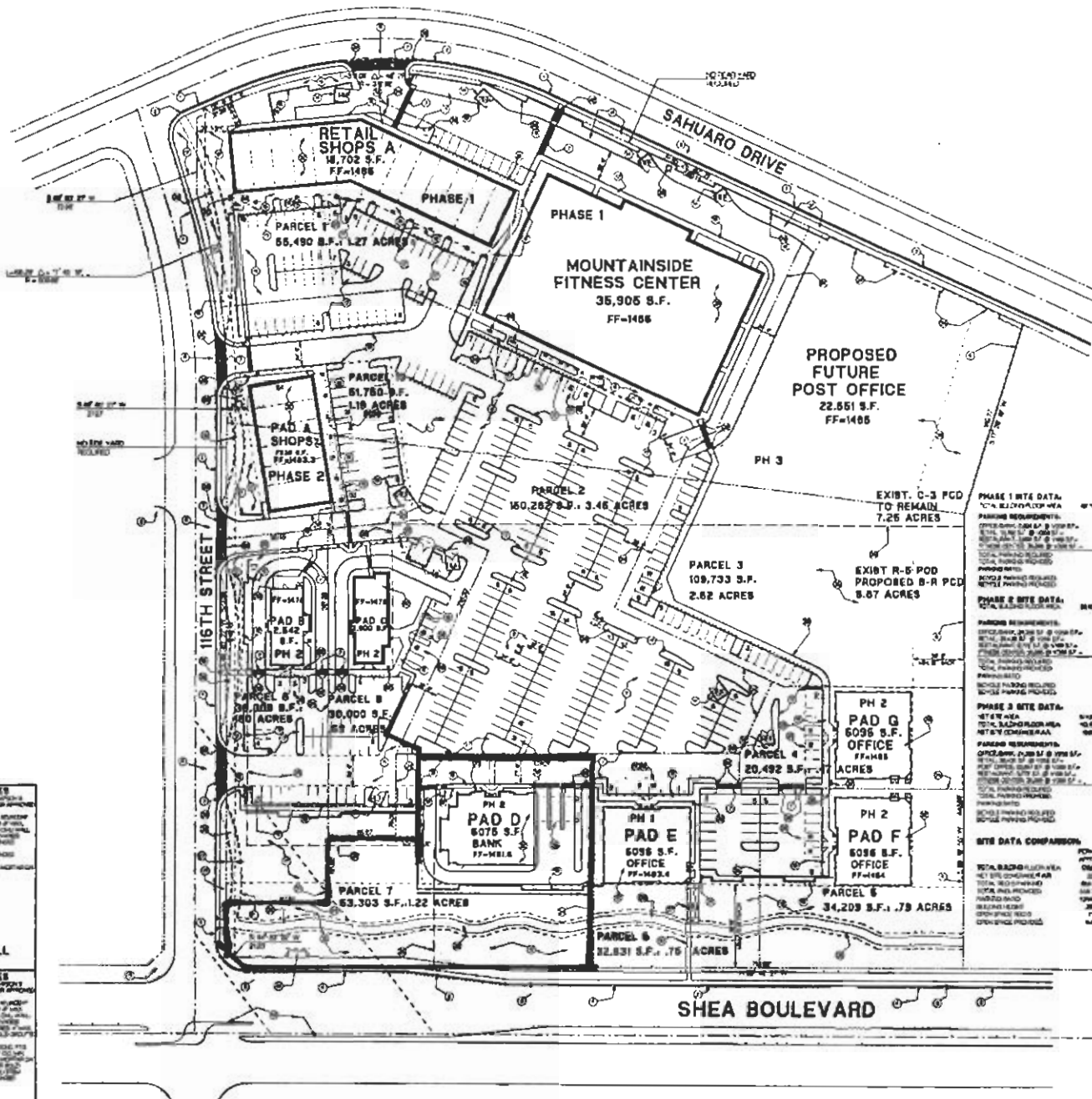
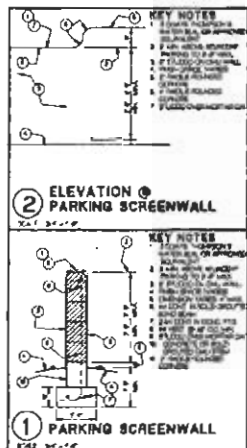


11-DR-2006

ATTACHMENT #3

I





SITE PLAN
1"=40'



KEY NOTES

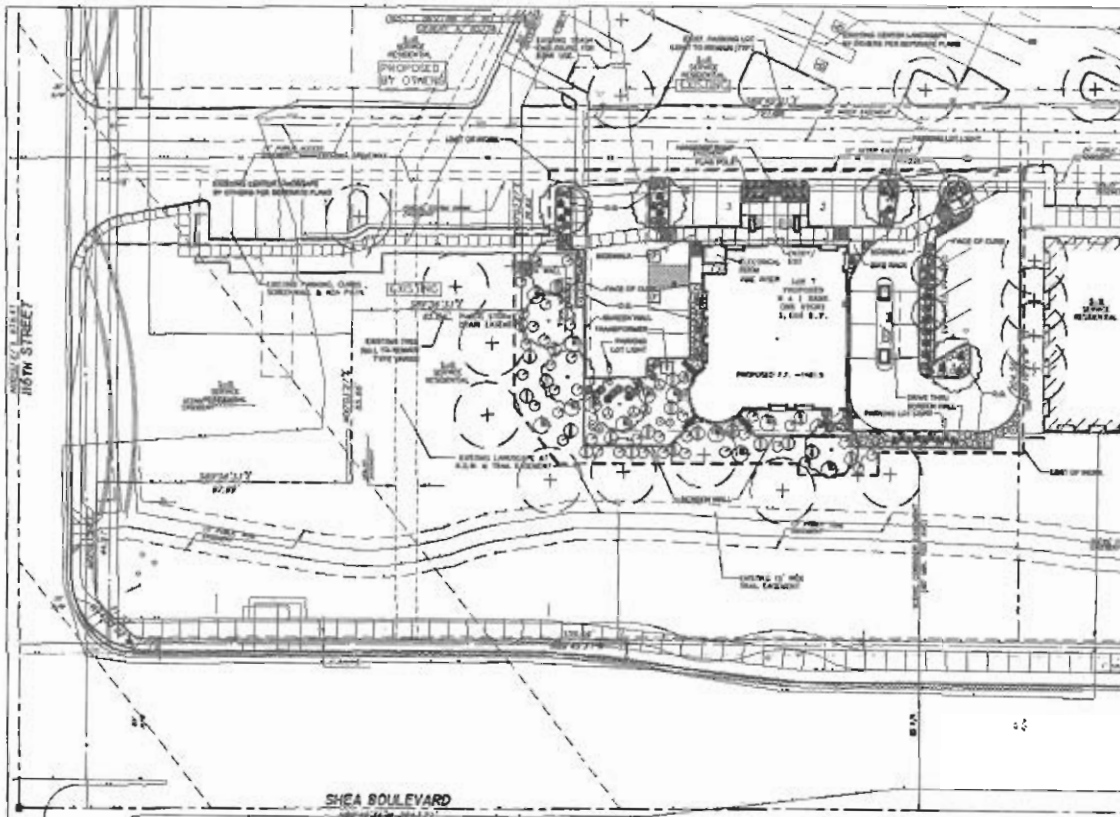
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P.D.G.
The Peters Design Group, Inc.
ARCHITECT

PRELIMINARY
NOT FOR
CONSTRUCTION

MOUNTAINSIDE PLAZA
N.E.C. 116TH STREET & SHEA
SCOTTSDALE, AZ
GLENWOOD DEVELOPMENT COMPANY

DR-1



CONCEPTUAL LANDSCAPE NOTES

1. ALL PLANT MATERIAL TO BE APPROVED BY THE LANDSCAPE ARCHITECT. NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATION UNLESS APPROVED BY LANDSCAPE ARCHITECT AND THE CITY OF SCOTTSDALE IN WRITING PRIOR TO INSTALLATION.
2. TREE HEIGHT AND CALIPERS TO COMPLY WITH THE ARIZONA NURSERY ASSOCIATION STANDARDS.
3. CONTRACTOR TO STAKE LOCATIONS OF ALL PLANT MATERIAL FOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
4. ALL LANDSCAPE AREAS OTHER THAN TURF AREAS SHALL RECEIVE A MINIMUM OF 2" DEPTH OF 3/4" MINUS DESERT GOLF DECOMPOSED GRANITE. TOP OF DECOMPOSED GRANITE TO BE 1" BELOW TOP OF CURB OR SIDEWALK. CONTRACTOR TO SUBMIT GRANITE SAMPLES FOR APPROVAL PRIOR TO INSTALLATION.
5. LANDSCAPE AREAS TO BE WITHIN 1/32 OF SPECIFIED FINISH GRADE PRIOR TO COMMENCING WITH THE INSTALLATION OF LANDSCAPE OR IRRIGATION WORK. ALL GRADING SHALL BE APPROVED PRIOR TO START OF LANDSCAPE WORK.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS.
7. NO SLOPES SHALL BE STEEPER THAN 6:1 IN LANDSCAPE AREAS.
8. ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT AND WEED FREE CONDITION. THIS SHALL BE THE OWNER'S RESPONSIBILITY.
9. SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
10. ALL PLANT MATERIAL TO BE IRRIGATED BY AN APPROVED AUTOMATIC WATERING SYSTEM.
11. ALL PLANT MATERIAL WILL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. ALL PLANT MATERIAL WILL BE REPLACED WITH LIKE SIZE AND SPECIES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE AND IRRIGATION RELATED ELEMENTS FOR A PERIOD OF NINETY (90) DAYS FROM THE DATE OF THE CERTIFICATE OF OCCUPANCY.

12. ALL RIGHT-OF-WAY AND REQUIRED (PERMETER, RETENTION AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
13. ALL ON-SITE SIDEWALKS SHALL BE A MINIMUM OF 36" WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:40. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARD.
14. FIFTY PERCENT (50%) OF TREES SHALL BE MATURE, AS DEFINED IN ARTICLE 15.6 OF THE ZONING ORDINANCE. INDICATE BOTH THE COMPLIANT CALIPER AND HEIGHT STANDARD BOX SIZE FOR THAT CALIPER IN THE PLANT PALETTE (SECTION 10.501.8.22) AND CLEARANCE.

SITE DATA:	
R.O.W. LANDSCAPE AREA:	1,262 SF
PARKING LOT LANDSCAPE AREA:	1,385 SF
TOTAL LANDSCAPE AREA:	2,647 SF



MASTER SITEPLAN



VICINITY MAP

CONCEPT LANDSCAPE LEGEND

SYMBOL	PLANT TYPE	SIZE	COMMENTS
(+)	Standing Tree, Type Varies	Varies	To Remain & be protected
(O)	Plantings up "Closest to owner" Street Museum Park Varies	16" x 16" 2" Caliper min.	Multi-Trunk, 8' x 10' clear canopy
(P)	Acacia stenophylla Shrub Living Acacia	16" x 16" 2" Caliper min.	Standard Trunk, 8' x 10' clear canopy
SHRUBS / PLANTINGS			
(1)	Juniperus confertifolia	2 gallon	
(2)	Lamprothymus virginicus	2 gallon	
(3)	Mullein parviflorus	2 gallon	
(4)	Muhlenbergia capillaris	2 gallon	
(5)	Artemisia tridentata	2 gallon	
ACACIA / VINES			
(6)	Hesperis matronalis	2 gallon	
(7)	Agave americana	2 gallon	
(8)	Agave vivipara	2 gallon	
GROUNDCOVERS			
(9)	Chrysanthemum leucanthemum	1 gallon	
(10)	Lantana camara	1 gallon	
(11)	1/2" minus "Desert Gold" decomposed granite, 2" depth of landscape areas, color & texture match surrounding color		



SLOAT
LANDSCAPE ARCHITECTS
1111 N. 10TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85257
TEL: (480) 998-2200
WWW.SLOATLANDSCAPE.COM

Bollinger + Cardenas Architects
M & I BANK
Mountainside Plaza - Pad "D"
11612 East Shea Blvd.
Scottsdale, AZ 85259



ARCHITECT
BOLLINGER + CARDENAS ARCHITECTS
NEW SCOTTSDALE - REGISTRATION NO. 14338
CONTACT: MICHAEL BOLLINGER
7005 E. WILSON AVENUE, SUITE 100
SCOTTSDALE, ARIZONA 85251
TEL: (480) 361-1470 FAX: (480) 361-1471

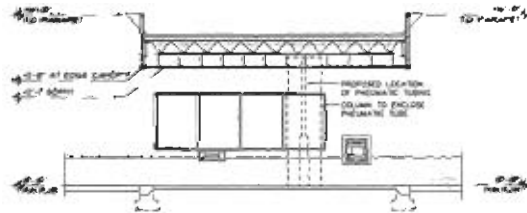
LANDSCAPE ARCHITECT
SLOAT LANDSCAPE ARCHITECTS, LLC
1111 N. 10TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85257
TEL: (480) 998-2200 FAX: (480) 998-2201



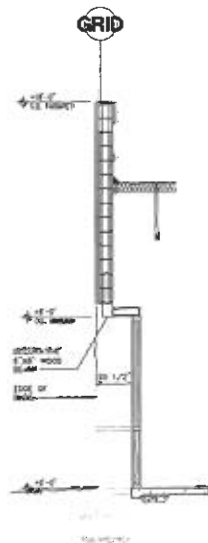
Project Development
Design Team
11-DR-2006
REV: 3/15/2006

CONCEPT LANDSCAPE PLAN

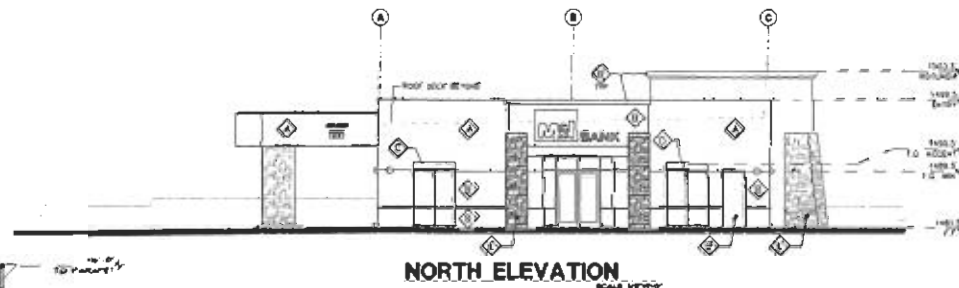
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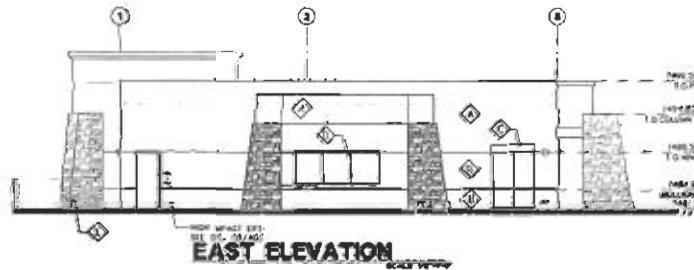
DRIVE THRU SECTION
SCALE: 3/8" = 1'-0"



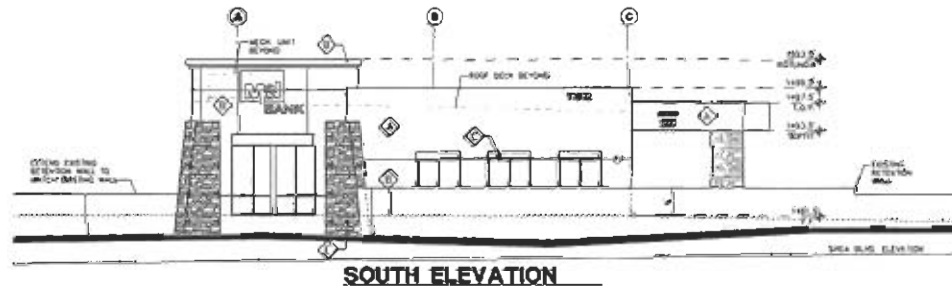
WALL SECTION AT WINDOW
SCALE: 3/8" = 1'-0"



NORTH ELEVATION
SCALE: 3/8" = 1'-0"



EAST ELEVATION
SCALE: 3/8" = 1'-0"



SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



WEST ELEVATION
SCALE: 3/8" = 1'-0"

SCREENING NOTE:
ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE COMPLETELY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.

ELEVATION KEY NOTES

- 1) MECHANICAL UNITS TO BE COMPLETELY SCREENED WITH PARAPET WALLS AT ALL VIEWS
- 2) EPS SYSTEM - PAINTED
- 3) TEST AND DOOR
- 4) REFINISHED ALUMINUM FRAME
- 5) CLEAR GLAZING
- 6) 6" SCHEDULE UNDER WINDOW HEAD
- 7) 4" POP-UP ACCENTS ON EPS
- 8) 4" RECESSED ACCENT AREA ON EPS
- 9) 1/2" OF GROUND EPS REVEAL TOP
- 10) 4" POP-UP FOR FIRE DEPARTMENT 4"X12" TO 6"X12" AT ALL
- 11) ALL EXPRESS ATTACHMENTS SHALL BE A MINIMUM OF 12" HIGH AND CONTRASTING
- 12) WALL SCHEDULE SEE ELEC. PLANS TOP
- 13) 4"X12" RECESSED AREA TOP
- 14) 4"X12" RECESSED AREA 4"X12" HIGH RECESSED WITH 2" PARAPET

COLOR & MATERIALS

- 1) FIELD COLOR BY DUNE TENDERS DE 814 - 2015 SCHE
 - 2) ACCENT COLOR BY DUNE TENDERS DE 814 - 2015 SCHE TO MATCH EXISTING CENTER
 - 3) PAINTED WOOD VENEER
 - 4) ACCENT COLOR BY DUNE TENDERS DE 814 - 2015 SCHE TO MATCH EXISTING CENTER
 - 5) BRONZE ANODIZED FRAME WITH CLEAR GLASS
 - 6) STONE BY CULTURED STONE - 550 COUNTRY FOUNDRY - 100000
- NOTES:
PRINT ALL UTILITIES TO MATCH ADJACENT COLOR OF BUILDING

CONTRACTOR TO PREPARE ONE (1) PAINTED WOOD-UP PANEL IN EACH COLOR/MATERIAL FOR ARCHITECT AND OWNER REVIEW AND APPROVAL.

11-DR-2006
REV: 3/15/2006

M&B BANK
MOUNTAIN PLAZA - PAD 'D'
1912 E BREA BLVD
SCOTTSDALE, AZ 85260

BCA

Bollinger + Cordero Architects, Inc.
Architecture Planning, Interior Project Management
3428 E. Indian School Rd.
Phoenix, Arizona 85018
TEL: (602) 957-5500 FAX: (602) 954-1577

PRELIMINARY ELEVATIONS

DATE: 3/13/06
JOB # : 105300

SCALE: 1/8" = 1'-0"

DR2
OF - SHEETS

1) SCHEMATIC DESIGN
2) DESIGN DEVELOPMENT
3) CONSTRUCTION DOCUMENTS
4) BIDDING PACKAGE
5) CONSTRUCTION ISSUE

SHEET

M & I Bank
Mountainside Plaza
11612 E. Shea Blvd.
Scottsdale, AZ.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|---|---|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p><u>AS SHOWN</u></p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"> <input checked="" type="checkbox"/> A. KNOX BOX
 <input type="checkbox"/> B. PADLOCK
 <input type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES. </p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
 <small>(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</small></p> <p><input type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)</p> <p style="margin-left: 20px;"> <input checked="" type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 <input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS. </p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|---|---|

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: LT-HAZ SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

Stipulations for Case: M & I Bank 11-DR-2006

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Bollinger + Cardenas Architects, Inc. with a staff receipt date of 3/15/2006.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by Bollinger + Cardenas Architects, Inc. with a staff receipt date of 3/15/2006.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by Sloat Landscape Architects LLC. with a staff receipt date of 3/15/2006.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *The pneumatic tubes on the bank shall be integrated into column features to match the bank building canopy columns, or shall be constructed below grade; and all of other the associated pneumatic mechanical devices shall be finished to match the bank building.*
3. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
4. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
5. All exterior conduit and raceways shall be painted to match the building.
6. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
7. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
8. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
9. Dooley wall fencing shall not be allowed.
10. All walls shall match the architectural color, materials and finish of the building(s).

ATTACHMENT B

SITE DESIGN:**DRB Stipulations**

11. The ADA parking locations shall receive approval from the City of Scottsdale's ADA Coordinator.

LANDSCAPE DESIGN:**DRB Stipulations**

12. *The Shoestring Acacia species shall be replaced with either Mesquite or Palo Brea species as stipulated with 45-DR-2002.*

Ordinance

- A. *Areas in decomposed granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.*
- B. *Fifty percent of trees shall be mature, as defined in Article III of the Zoning Ordinance. Indicate both the compliant caliper and industry standard box size for that caliper in the plant palette.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

- 13. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.
- 14. The individual luminaire lamp shall not exceed 250 watts.
- 15. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 16 feet.
- 16. *All non-security lighting shall be turned off within 1 hour after close of business, to the satisfaction of city staff as stipulated under case 45-DR-2002.*
- 17. All exterior light poles, pole fixtures, and yokes shall be painted to match the existing exterior fixtures within the shopping center.
- 18. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

- a. *The maintained average horizontal illuminance level, at grade on the site, not including the canopy area, shall not exceed 2.0 foot-candles.*
- b. *The maintained maximum horizontal illuminance level, at any point at grade on the site, shall not exceed 8.00 foot-candles. All light loss factors to be reviewed by city staff*
- c. *The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed .8 foot-candles. All exterior luminaires shall be included in this calculation.*

ATM Canopy Lighting:

- a. The horizontal illuminance at grade for ATM canopy lighting (directly under the canopy) shall conform to the following requirements:
 - (1). The maintained average horizontal illuminance level, at grade under the drive-through canopy, shall not exceed 8.0 foot-candles and should conform to the IESNA recommended practices, except as noted below. All exterior luminaries shall be included in this calculation.
 - (2). Within a 10-foot radius from the ATM (ATM Task Lighting): the maintained average horizontal illuminance level shall not exceed 15.0 foot-candles. The 10-foot radius is measured from the center face of the ATM and extends for a total of 180 degrees. The remainder of the canopy area (ATM General Lighting): should not exceed a maintained average of 8 footcandles. This shall include any contribution of illuminance from the ATM

Task Lighting.

Building Mounted Lighting:

- a. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
- b. Wall mounted luminaires shall contain house side shields, and be mounted on a minimum 4-inch long bracket that is mounted perpendicular to the wall.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

19. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:

DRB Stipulations

20. No exterior vending or display shall be allowed.
21. Flagpoles, if provided, shall be one piece, conical, and tapered.
22. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

RELEVANT CASES:

Ordinance

- C. *At the time of review, the applicable zoning, DRB, Use Permit, and etc. case(s) for the subject site were: 19-ZN-87#3, 23-PP-02, 45-DR-02 and 11-UP-06.*

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

23. This site shall generally conform to the Bollinger + Cardenas Architects, Inc. with a staff receipt date of 3/15/2006.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

24. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
- a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.
 - b. A copy of Master Drainage Report for Mountainside Plaza shall be provided as a reference to final Drainage report for this development. Drainage design for this development shall conform to the approved Master Drainage Report. Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - c. This site will not need to construct any additional stormwater storage infrastructure, as long as it generally conforms to the master drainage plan for this site.

INTERNAL CIRCULATION:

DRB Stipulations

25. The developer shall provide a minimum parking-aisle width of 24 feet.
26. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
27. Provide a 24-foot wide aisle width behind 90-degree parking spaces on west side of the building.
28. All new sidewalk connections shall align with existing sidewalk locations.
29. Bicycle parking design shall use the City standard detail for bike rack.
30. Bicycle parking shall be located as to not obstruct pedestrian and landscape areas.

Ordinance

- D. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

REFUSE:

DRB Stipulations

31. The BCA architectural site plan dated March 15, 2006 does not show a refuse enclosure for this site. The developer needs to provide at least one refuse enclosure for this site. The developer proposes to share a refuse container that is sited in the general parking area for the development. Thus, the developer shall obtain approval of this arrangement from the City of Scottsdale Sanitation Division before submitting the first plan submittal to the City of Scottsdale One Stop Shop. If they need to build a new refuse enclosure

then it shall conform to the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1 for single enclosures.

32. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

E. Underground vault-type containers are not allowed.

F. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.

G. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

33. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:

- a. For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
- b. For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:

Ordinance

H. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:

DRB Stipulations

34. On-site sanitary sewer shall be privately owned and maintained.

35. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

I. Privately owned sanitary sewer shall not run parallel within the waterline easement.